166.0	0003	0005.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 727,700 / 727,700
					USE VALUE: 727,700 / 727,700
					ASSESSED: 727,700 / 727,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		ELMORE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SOFIO CHRISTOPHER R ETAL/ TRS
Owner 2:	SOFIO REALTY TRUST
Owner 3:	
Street 1:	8 ELMORE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SOFIO CHRISTOPHER R -
Owner 2:	SOFIO-VRANCEANU ANA-MARIA -
Street 1:	8 ELMORE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 8,716 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Wood Shingle Exterior and 1526 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8716.000	270,700	3,800	453,200	727,700
Total Card	0.200	270,700	3,800	453,200	727,700
Total Parcel	0.200	270,700	3,800	453,200	727,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 476.99 | /Parcel: 476.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 109983
GIS Ref:
GIS Ref:
Insp Date: 07/26/18

Parcel ID: 166.0-0003-0005.0

!12865!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	270,600	3800	8,716.	453,200	727,600	727,600	Year End Roll	12/18/2019
2019	101	FV	214,400	3800	8,716.	453,200	671,400	671,400	Year End Roll	1/3/2019
2018	101	FV	221,200	3800	8,716.	401,400	626,400	626,400	Year End Roll	12/20/2017
2017	101	FV	221,200	3800	8,716.	336,700	561,700	561,700	Year End Roll	1/3/2017
2016	101	FV	221,200	3800	8,716.	336,700	561,700	561,700	Year End	1/4/2016
2015	101	FV	209,200	3800	8,716.	291,300	504,300	504,300	Year End Roll	12/11/2014
2014	101	FV	209,200	3800	8,716.	281,600	494,600	494,600	Year End Roll	12/16/2013
2013	101	FV	209,200	3800	8,716.	268,000	481,000	481,000		12/13/2012

PRINT

Date	Time
12/11/20	02:53:45

LAST REV

Date	Time
09/17/19	14:03:03
mmcmakin	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 12865

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SOFIO CHRISTOPH	73101-288	1	8/13/2019	Convenience	100	No	No		
HUTNER MARC	49373-431		4/30/2007		494,000	No	No		
TURNER JAMES/ET	43191-6		6/30/2004		499,000	No	No		
MCCAFFERY WILLI	23709-401		9/29/1993		188,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/1/2016	1058	New Wind	5,477	C				

ACTIVITY INFORMATION

Date	Result	By	Name
7/26/2018	MEAS&NOTICE	CC	Chris C
12/3/2008	MLS	MM	Mary M
10/27/2008	Meas/Inspect	189	PATRIOT
8/7/2007	MLS	HC	Helen Chinal
10/2/2004	MLS	MM	Mary M
2/26/2000	Inspected	264	PATRIOT
12/21/1999	Mailer Sent		
12/8/1999	Measured	243	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	109983
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8716		Sq. Ft.	Site		0	70.	0.74	8			Topo	-5					453,183						453,200	

Total AC/HA:	0.20009	Total SF/SM:	8716	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	453,183	Spl Credit		Total:	453,200				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Poor

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.33825374
Const Adj.:	1.01989794
Adj $ / SQ:	170.610
Other Features:	84500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	392337
Depreciation:	121624
Depreciated Total:	270712

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

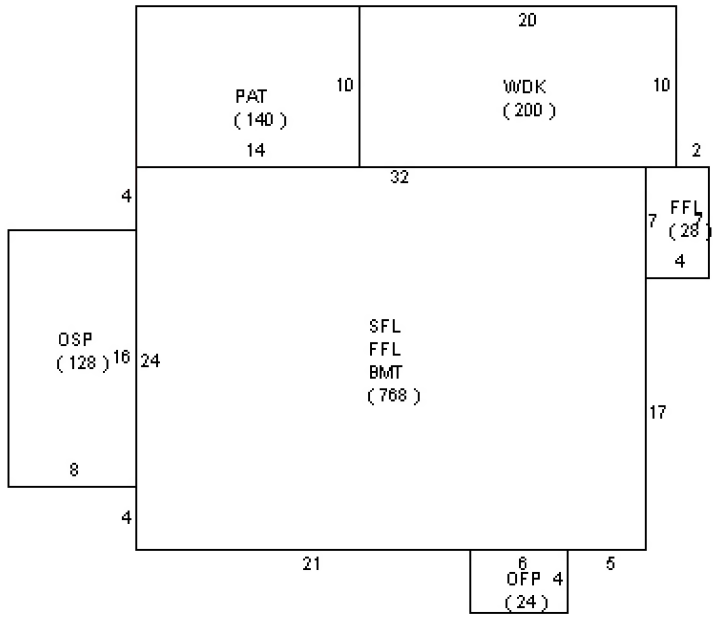
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	170.61
Special Features:	0	Val/Su Net:	97.16
Final Total:	270700	Val/Su SzAd	177.44

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	796	170.610	135,806
BMT	Basement	768	51.180	39,309
SFL	Second Floor	730	170.610	124,477
WDK	Deck	200	11.220	2,244
PAT	Patio	140	5.030	704
OSP	Screen Porch	128	32.970	4,221
OFP	Open Porch	24	44.880	1,077

Net Sketched Area:	2,786			Total:	307,838
Size Ad	1525.5999	Gross Are	2824	FinArea	1526

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

166.0-0003-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	13X20	A	AV	1925	24.62	T	40	101			3,800			3,800
2	Frame Shed	D	Y	1	4X8	A	AV	2004	0.00	T	12	101						

More:	N	Total Yard Items:	3,800	Total Special Featues:		Total:	3,800